

**Contact: Joan Racki**

**UNIVERSITY OF IOWA RESIDENCE SERVICES  
MASTER PLAN FOR RESIDENCE HALL RENOVATION**

**Actions Requested:** Consider recommending to the Board approval in concept of the University of Iowa's master plan for residence hall renovation.

**Executive Summary:** The University of Iowa has developed a master plan for residence hall renovation, which will be briefly presented to the Property and Facilities Committee. All projects included in the plan would be subject to the Board's policies for approvals of capital projects. The executive summary of the master plan follows; the complete document is available from the Board Office.

**MASTER PLAN FOR RESIDENCE HALL RENOVATION – UNIVERSITY OF IOWA  
EXECUTIVE SUMMARY**

- The residence halls have been in excess of capacity for the past 8 years, ranging from 30 to 191 above capacity.
- Based on our commitment to housing first year students, there are only about 1600 of the 5500 beds in our current stock that can be reserved for returning students.
- The residence hall facilities range in age from 40 years to 90 years old. Residence Services has done a good job of upgrading facilities and responding to changing student needs, but the buildings continue to require major upgrades and renovations.
- The primary priority for renovation/construction is the long term maintenance and safety/security needs of the facilities themselves. The second priority is to increase the system capacity through construction of additional beds before capacity is reduced due to necessary construction projects, with the goal to limit the amount of temporary housing for students and possibly allow for more retention of returning students. The third priority is to allow for creation of more public area space in the existing residence halls.
- The fourth, and independent, priority is to consider the long term needs of University Apartments (Hawkeye Court and Hawkeye Drive) while considering alternatives that are financially viable for the students who live there.
- As part of the master plan, there are a number of assumptions the department must make. The first year student class decreased from a five-year average of 4,000 to 3,849, with residence hall yield remaining at 90%.
- The projects in the renovation plan will create limited new space while requiring current bed spaces to be taken off line. If all projects are completed as proposed, a net reduction of 155 student beds would occur.
- Factors students see as important or very important in their decision whether to live on or off campus include location, convenience, cost, and where their friends live. Some of the reasons students find to eventually move off campus include cost, desire to cook their own meals or not be required to have a meal plan, parking, privacy, having a roommate, housing policies, and noise.

- The residence hall system has a current bonded indebtedness of \$60 million. Annual payments toward bond reduction are currently just over \$6 million.
- The first three phases of the proposed renovation plan will cost just under \$35,000,000. Projects totaling \$9.75 million will be funded through the issuance of bonds. The remainder will be funded through reserves and system funds for capital projects.
- Project phasing must be completed so that capacity doesn't drop significantly below demand for any particular year, minimizing the amount of temporary housing.
- The first phase of projects includes the continuation of Burge Hall restroom renovations, construction of an addition to Burge Hall, ADA improvements in Burge Hall, renovation of the Rienow Hall restrooms, and fire suppression and detection in Slater Hall.
- In the second phase, the Slater Hall restroom project will begin in the summer of 2009 and will be completed in three summers by the fall of 2011. Daum Hall restrooms will also be renovated during this phase.
- The third phase of projects include Daum Hall and Rienow Hall public area renovations, addition of Mayflower floor lounges, and Stanley Hall restrooms, which commence the summer of 2010 and end in 2014.
- A preliminary financial analysis indicates a rate increase above inflation will be required to meet bond payments and maintain an acceptable reserve level.